

097.0

0003

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

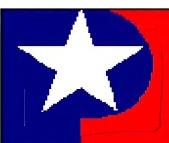
Total Card / Total Parcel

USE VALUE:

1,229,800 / 1,229,800

ASSESSED:

1,229,800 / 1,229,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		HUTCHINSON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: GOSHGARIAN GARY--ETAL	
Owner 2: KRUEGER KATHLEEN A	
Owner 3:	

Street 1: 12 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .362 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 3399 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15760	Sq. Ft.	Site			0	70.	0.57	4									624,963						625,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							15760.000		600,100		4,700		625,000		1,229,800						63521	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/05/18	

**USER DEFINED**

Prior Id # 1: 63521	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	06:25:39
Print	
Last Rev	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/Ha: 0.36180

Total SF/SM: 15760

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 624,963

Spl Credit

Total: 625,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

## **INTERIOR INFORMATION**

Avg Ht/FL: STD		
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:		%
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext: S		
Heat Fuel:	1	- Oil
Heat Type:	5	- Steam
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

## MOBILE HOME

Make:

odel:

Serial #

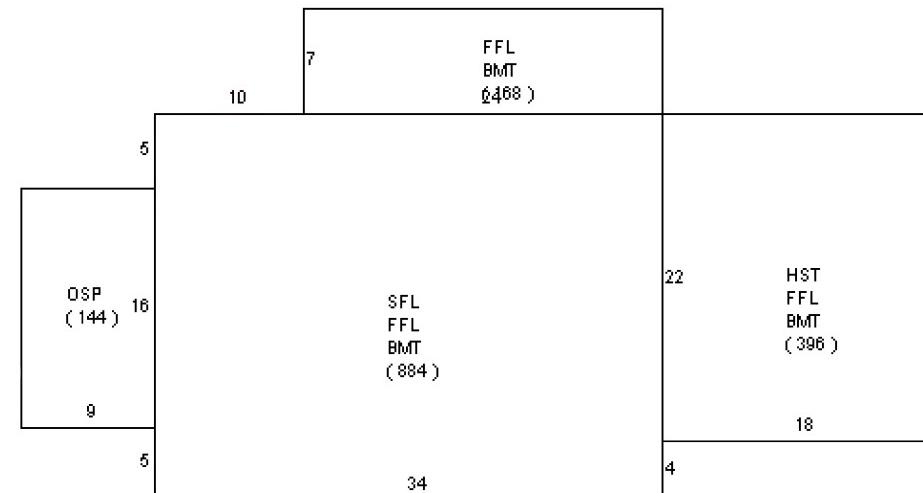
Year: \_\_\_\_\_ Color: \_\_\_\_\_

SPEC FEATURES/YARD ITEMS												PARCEL ID 097.0-0003-0016.0								
Code	Description	A	Y/S	Qty	Size/Dim			Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18			A	AV	1938	21.94	T	40	101			4,700			4,700

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1938	21.94	T	40	101			4,700			4,700

# SKETCH



SUB ÁREA

SUB AREA					SUB AREA DETAIL				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,448	65.790	95,258	BMT	100	GFB	60	B
FFL	First Floor	1,448	137.050	198,455					
SFL	Second Floor	884	137.050	121,156					
HST	Half Story	198	137.050	27,137					
OSP	Screen Porch	144	30.440	4,384					
Net Sketched Area:		4,122	Total:		446,390				
Size Ad	2530	Gross Area	4320	FinArea	3399				

#### SUB AREA DETAIL

**AssessPro Patriot Properties, Inc**

